



TOWN OF ESSEX
Planning and
Zoning Commission
 29 West Avenue
 Essex, CT 06426
 860-767-4340 x 115 Fax: 860-767-8509

Fees: \$125.00 + \$60.00 (DEP)
 Make check payable to the Town of Essex

www.essexct.gov

Application for Site Plan Review
 PART TWO

Owner(s) of Property : CAROL DENHAM
 Address: 15 NEW CITY STREET
 Phone No.: 860-767-0306 Email: jgdenham@gmail.com

The Commission is authorized to grant a site plan approval for the use and/or improvement herein proposed by the provisions of Section 45,118 of the Essex Zoning Regulations.

Accompanying this application form is:

- ✓A) A complete and comprehensive statement describing the proposed changes in use and/or improvements for which the amendment is requested;
- ✓B) A complete legal description of the premises involved, identifying boundaries by metes and bounds or by courses and distances;
- ✓C) A list of names and addresses, with Tax Map and Tax Lot Numbers of owners of all land abutting, and directly across the street from the land to which this application relates and;
- ✓D) A Site Development Plans prepared or approved by a registered professional engineer or surveyor showing all information required to determine the compliance with the Zoning Regulations including lot area, distances of improvements from lot lines, area coverage, and building height.

I/We, the undersigned, certify that all the information on this application, including all accompanying documents, is correct as of the date below, and conforms with Town's zoning regulations. I/ We certify that I/ We am/are the owner(s) of the premises described above, and are aware of and understand the above referenced zoning regulations.

<p>FOR OFFICIAL USE ONLY:</p> <p>Application No. <u>21-05</u></p> <p>Date received by ZEO: <u>12/28/2021</u></p>

Signed: Carol W Denham
 Property owner

Dated: 12/28/20

SECTION No.	DESCRIPTION	PROVIDED			WAIVER REQUEST
		YES	NO	N/A	
120A.1	Owner	X			
120A.2	Purchaser Owner's written consent			X	
120A.3	Lessee Owner's written consent			X	
120B	Application Documents- 15 copies	X			
120C.1	Description of Premises	X			
120C.2	List of Neighboring Owners	X			
120C.3	Statement of Use	X			
120C.4	Site Development Plan	X			
120C.4.a	Owner / Applicant Name	X			
120C.4.b	Plan Data	X			
120C.4.c	Roadways	X			
120C.4.d	Survey Monuments	X			
120C.4.e	Municipal / District Boundaries			X	
120C.4.f	Easements / R-O-W / etc.		X		
120C.4.g	Wetlands and Watercourses		X		
120C.4.h	Total Premise Area Use			X	
120C.4.i	Building / Lot Coverage			X	
120C.4.j	Location / Setback Data	X			
120C.4.k	Building / Structure Dimension Signs and Lighting			X	
120C.4.l	Roadways and Parking	X			
120C.4.m	Infrastructure Data			X	
120C.4.n	Access / Soil / etc.			X	
120C.4.o	Water Supply / Septic Systems	X			
120C.4.p	Land Contours / Topography (_____ foot intervals)			X	
120C.4.q	Wetlands / Watercourses		X		
120C.4.r	Soils Classifications			X	
120C.4.s	Grading / Filling Limits / Erosion and Sediment Control			X	
120C.4.t	Special Flood Hazard Area		X		
120C.4.u	Floor Area / Parking Calculations / Parking Spaces per section .110				
120C.5	Sanitation Letter & Data (see note below)	X			
120C.6	Multiple Dwelling Projects			X	
120C.7	Non-Commercial Timber Cutting			X	
120C.8	Waiver Requests (written)		X		
120D	Maps, Drawings, Certification			X	
101	Gateway Conservation District			X	
102	Coastal Management District			X	
103	Flood Plain District			X	
104	Water Resource District			X	
	Application submitted to town Director of Health or Town Sanitarian for review	X			

Appendix A

Application Checklist for Site Plan Review

This checklist is to be completed by the applicant(s) and submitted to the Commission along with a completed application for Site Plan Review. Information should also appear on the site development plan and within the support documents as appropriate. No section may be left incomplete. Where no area in the “waiver” category is provided for check-off, submission of information is always mandatory.

Waiver(s) may be granted by the Commission pursuant to Section 118A.3. for the furnishing of item(s) of information in which the Commission finds that such item(s) are not relevant to the proper disposition of an application. Such waiver(s) are limited to the furnishing of said information and do not include a request for delay in time to submit necessary items.

Nothing in this section shall prohibit an applicant(s) from requesting a waiver(s) in advance of submitting an application for Site Plan Review to the Commission.

This checklist shall be complete when signed and dated by the applicant(s) where such signatures and date shall be entered no later than the actual date of the submission of said application.

NOTE: A SIGN IS REQUIRED TO BE POSTED ON THE PREMISES RE: SECTION 118A.6. STANDARDS OF THE ZONING REGULATIONS AS FOLLOWS:

118C. TIME LIMITS. The commission may, but is not required, to hold a public hearing on an application for site plan approval, and shall hold a public hearing only if it determines that the application is of considerable public interest. If no public hearing is held, the commission may, in its discretion, allow written or oral comment from interested parties at or prior to a meeting of the commission to consider the application. If a public hearing is conducted, legal notice thereof shall be provided as required by statute. Whether or not a public hearing is held on the application, the commission shall render its decision on such application within sixty-five days of receipt thereof, except that, the applicant may consent to one or more extensions of such period, provided the total period of any such extension or extensions shall not exceed sixty-five days or may withdraw such application.

If an application involves an activity regulated pursuant to Connecticut General Statutes Section 22a-36 to 22a-45, inclusive, (inland wetlands and watercourses) and the time for a decision by the commission established pursuant to this section would elapse prior to the thirty-fifth day after a decision by the inland wetlands agency, the time period for a decision shall be extended to thirty-five days after the decision of such agency, and the commission shall consider the decision of such agency. The provisions of this subsection shall not be construed to apply to any extension consented to by an applicant or petitioner.

Not less than fifteen days prior to the commencement of the regular meeting or public hearing, the applicant shall post a notice of the hearing on the property involved. Said notice shall be in the form of a freestanding sign, facing each adjacent public street, placed no more than thirty feet (30') from the public right-of-way and shall be clearly legible from the public street. **Said sign shall be produced of weather resistant material, shall be legibly lettered with a minimum letter size of two inches (2"). The sign shall not be greater than twelve square feet (12 sq. ft.).**

The sign shall contain the following text:

"Application pending on this property before the Planning and Zoning Commission for Site Plan approval for which a regular meeting is being held:

Time:

Date:

Place: Town Hall, 29 West Avenue, Essex, CT 06426

For more information, call (860)767-4340 (or as said number is changed from time to time).

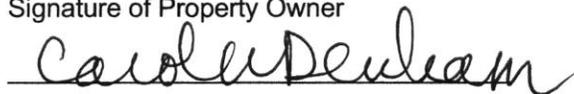
Said sign shall not be removed until after the public hearing has concluded. (August 1, 2007)

Note: If no required sanitary letter and data accompanies this application, a complete application shall be submitted to the Town Director of Health or the Town Sanitarian for review no later than the date of this completed application is received by the Commission. A letter from the Town Director of Health of the Town Sanitarian, along with a complete application, shall be filed in the office of the Town Clerk at least ten (10) days prior to the scheduled public hearing.

This checklist is a guide to assist the applicant(s). It does not relieve the applicant from the responsibility of being familiar with the Town of Essex Zoning Regulations and submitting a complete application.

Where the submission of information for a particular special exception application does not apply, the response in the 'provided' column may be checked off as "no" and such information shall not be required.

Signature of Property Owner



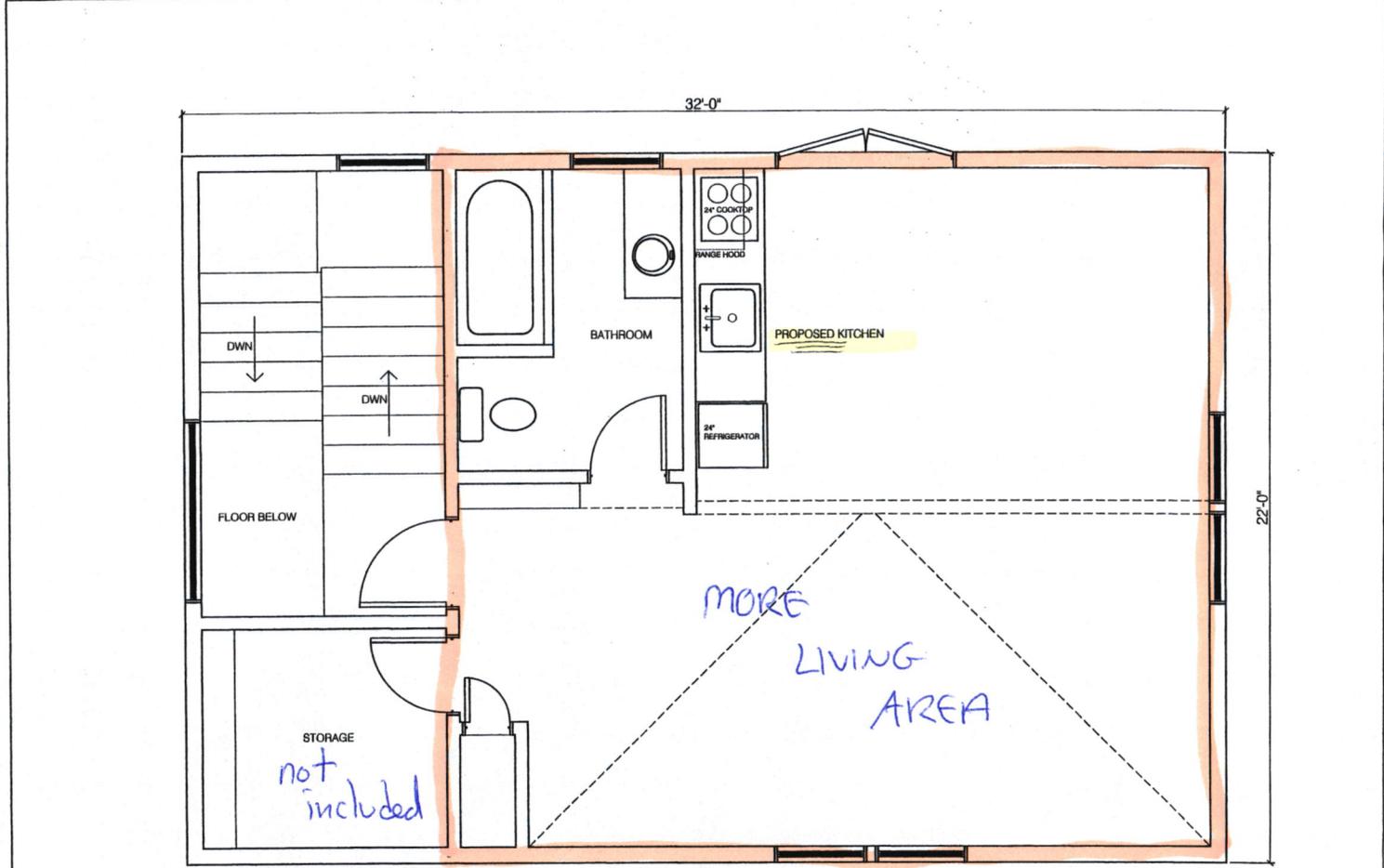
Date:

12/23/20

Addendum to Application for Site Plan Review – Part Two – 15 New City Street

Statement describing improvements planned:

We want to install a small kitchen in our garage apartment. When we built the garage and its apartment above, we included the possibility of making this improvement at some point. It is reflected in the property record card. We are now looking into proceeding. The kitchen would be a convenient improvement which will allow guests the benefit of this convenience. The garage has its own separate septic tank and is already set up to handle laundry machines.



B100a – Plan Review Application

- Fees:** Additions/Renovations \$ 50.00 Change in Use \$ 75.00 New Construction \$100.00
 Accessory Structures, Pools \$25.00 Irrigation System \$ 25.00 Lot Line Change \$ 25.00
 Subdivision/Preliminary Septic Review \$ 50.00/Lot

Street Location 15 NEW CITY ST. Map 28 Lot 50

Property Owner Name CAROL W. DENHAM Phone 860-767-0306
Mailing Address 15 NEW CITY ST. Email jgdenham@gmail.com

Applicant Name _____ Phone _____
Mailing Address _____ Email _____
License # (if applicable) _____ License Exp. Date _____

I hereby request Health Department approval of a plan to: (check all that apply)

- Build an addition or renovate an existing building. This addition or renovation will:**
 Increase the number of bedrooms from _____ to _____ Increase lot coverage by _____ sq.ft.
 Increase habitable space in the existing structure by _____ sq.ft. Winterize a seasonal building
 Increase the number of employees from _____ to _____
 Change the use of an existing building from _____ to _____
 Increase water usage due to: Kitchen installation

- Construct** or **Increase the size of an accessory structure:** Per CT PHC Sec. 19-13-B100a, accessory structures are non-habitable structures which are NOT served by a water supply and the use is incidental to residential or non-residential buildings.
 Garage _____ sq. ft. Open Deck/Porch _____ sq. ft. In-ground pool
 Shed/Gazebo _____ sq. ft. Three-season/Sun Room _____ sq. ft. Above-ground pool
 Barn _____ sq. ft. Other accessory building type: _____ & _____ sq. ft.
 Modify Lot line(s) on property (property survey must be submitted)

- Preliminary Review of Septic System**
Existing lot: with septic without septic (vacant land) Create subdivision with _____ (#) of lots

Provide a brief description of the project: Install a small kitchen area in garage building.

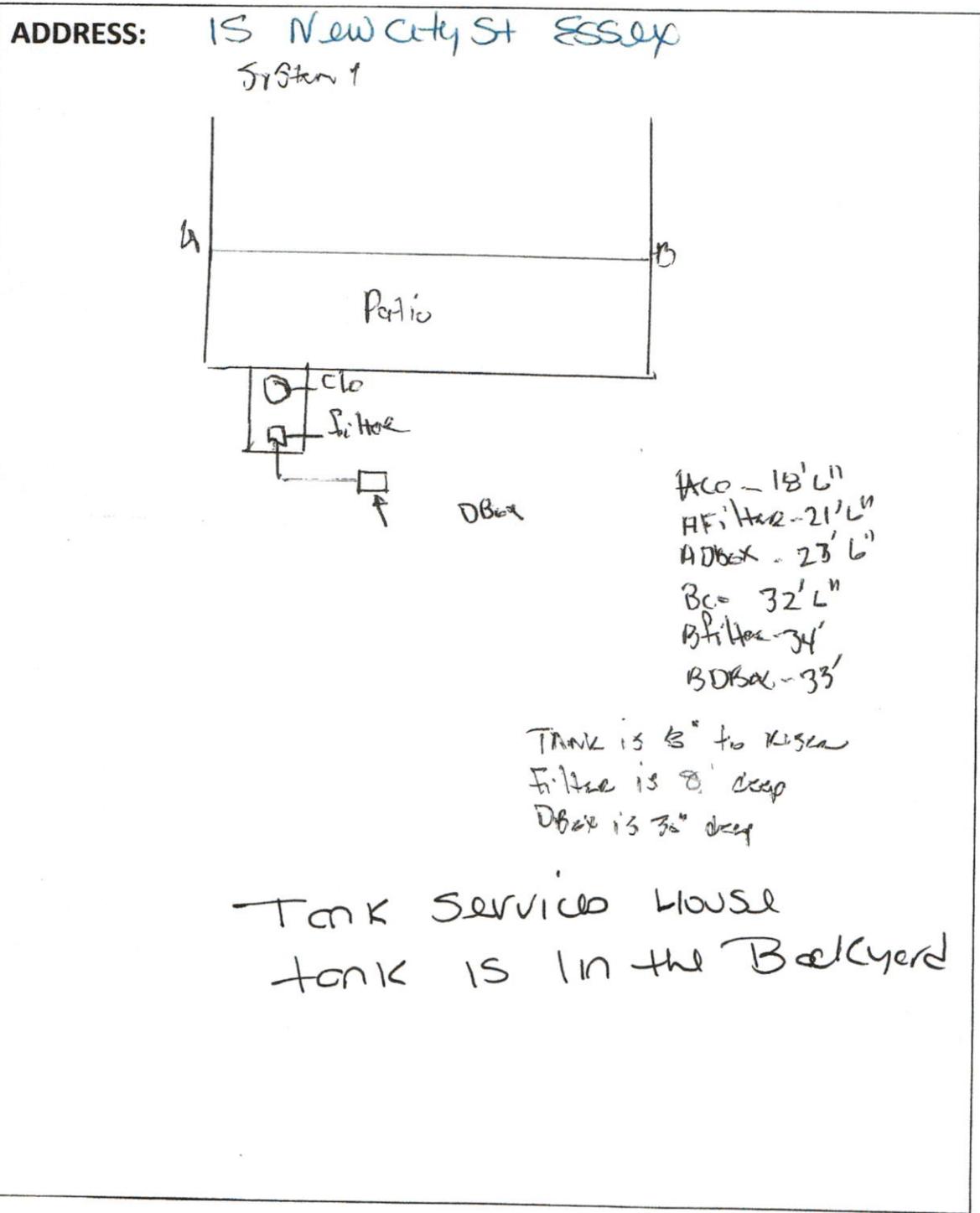
The following information must be provided with this application: (check attached documents)

- Site plan layout showing the property lines, all existing structures, proposed addition/modification, size and location of the existing septic system (tank & leach fields) and well or public water line.
 Existing septic layout (As-Built) No septic records available Soil test data (if available)
 Current septic pump-out report Date of pump-out: _____ Pumper Name: _____

Tank #1 15 New City St.
Essex CT

Septic System Component Locations

Documented By: Andrew Downie



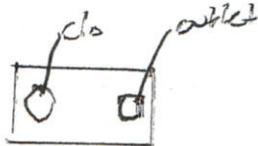
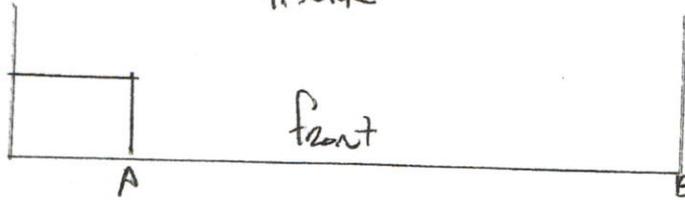
Tonk # 2 15 New City St
Essay Ct

Septic System Component Locations

Documented By: Andrew Downie

ADDRESS: 15 New City St Essay

Garage



120-18"
130-20'6"

→ Tonk Services the
Garage. Manhole
Covers to surface

BOOK 169 PAGE 123

SCHEDULE "A" DESCRIPTION

All that certain piece or parcel of land, together with the buildings and improvements thereon, situated in the Town of Essex, County of Middlesex and State of Connecticut, and more particularly bounded and described as follows:

Beginning at an iron pipe located on the Northerly side of New City Street, said iron pipe marking the Southwesterly corner of the premises herein conveyed and the Southeasterly corner of land now or formerly of L.C. Doane Co.; thence N 13° 54' 43" West along land of said Doane Co. for a distance of 170.11 feet to an iron pipe, said iron pipe marking the Northwesterly corner of the premises herein conveyed; thence N 75° 54' 20" East for a distance of 55.97 feet to a point; thence N 79° 02' 02" East for a distance of 46.53 feet to a pipe, said pipe marking the Northeasterly corner of the premises herein conveyed and located on the Westerly boundary line of land now or formerly of Nathaniel W. and Julie R. Bishop; thence S 13° 26' 10" East along land of said Bishop for a distance of 169.95 feet to an iron pipe located on the Northerly boundary line of New City Street, said iron pipe marking the Southeasterly corner of the premises herein conveyed and the Southwesterly corner of land now or formerly of Nathaniel W. and Julie R. Bishop; thence S 77° 15' 00" West along the Northerly boundary line of New City Street for a distance of 101.04 feet to an iron pipe, said iron pipe marking the point or place of beginning.

The foregoing description being in accordance with a survey made by Joseph P. Wright, L.S. dated June 9, 1975.

Said premises are subject to (1) any and all provisions of any ordinance, governmental act or regulation, public or private law, including, but not limited to, planning and zoning regulations, building regulations and inland and tidal wetlands laws of the Town of Essex and the State of Connecticut, and 2) real property taxes due to the Town of Essex on the List of October 1, 1995, not yet due and payable.

Being the same premises conveyed to the grantor and the grantee by warranty deed from John S. and Aline W. Gillespie, dated June 20, 1996 and recorded in Volume 161 at Page 239 of the Essex Land Records.

HUDSON AND KELBY
P O BOX 388 ESSEX CONNECTICUT 06037-0388

No State Conveyance Tax Received
No Conveyance Tax Received

Elisa R Young Asst.
Town Clerk of Essex

RECEIVED FOR RECORD

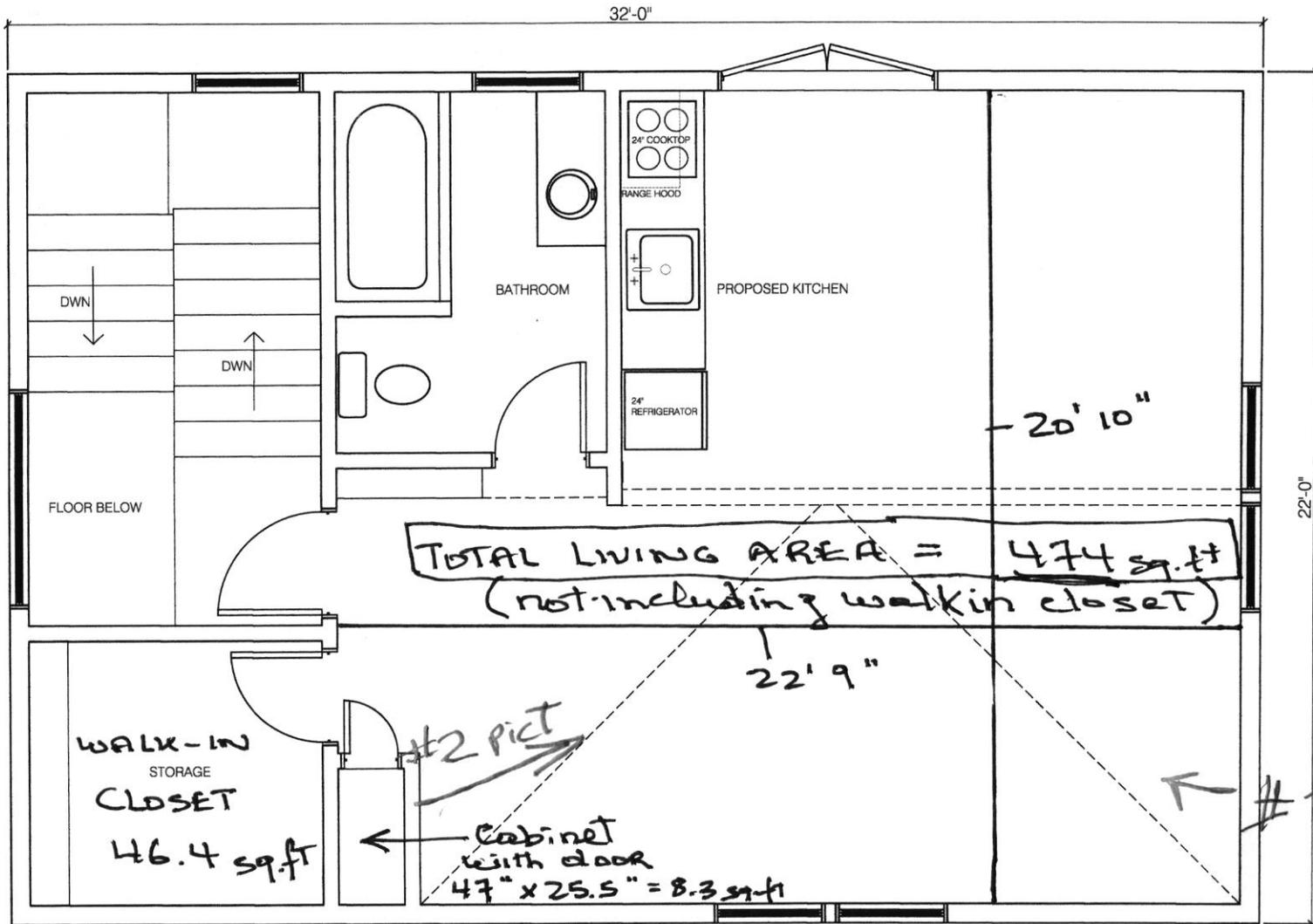
12-4 97 3 30 PM
Elisa R Young Asst
ESSEX CT TOWN CLERK

#1



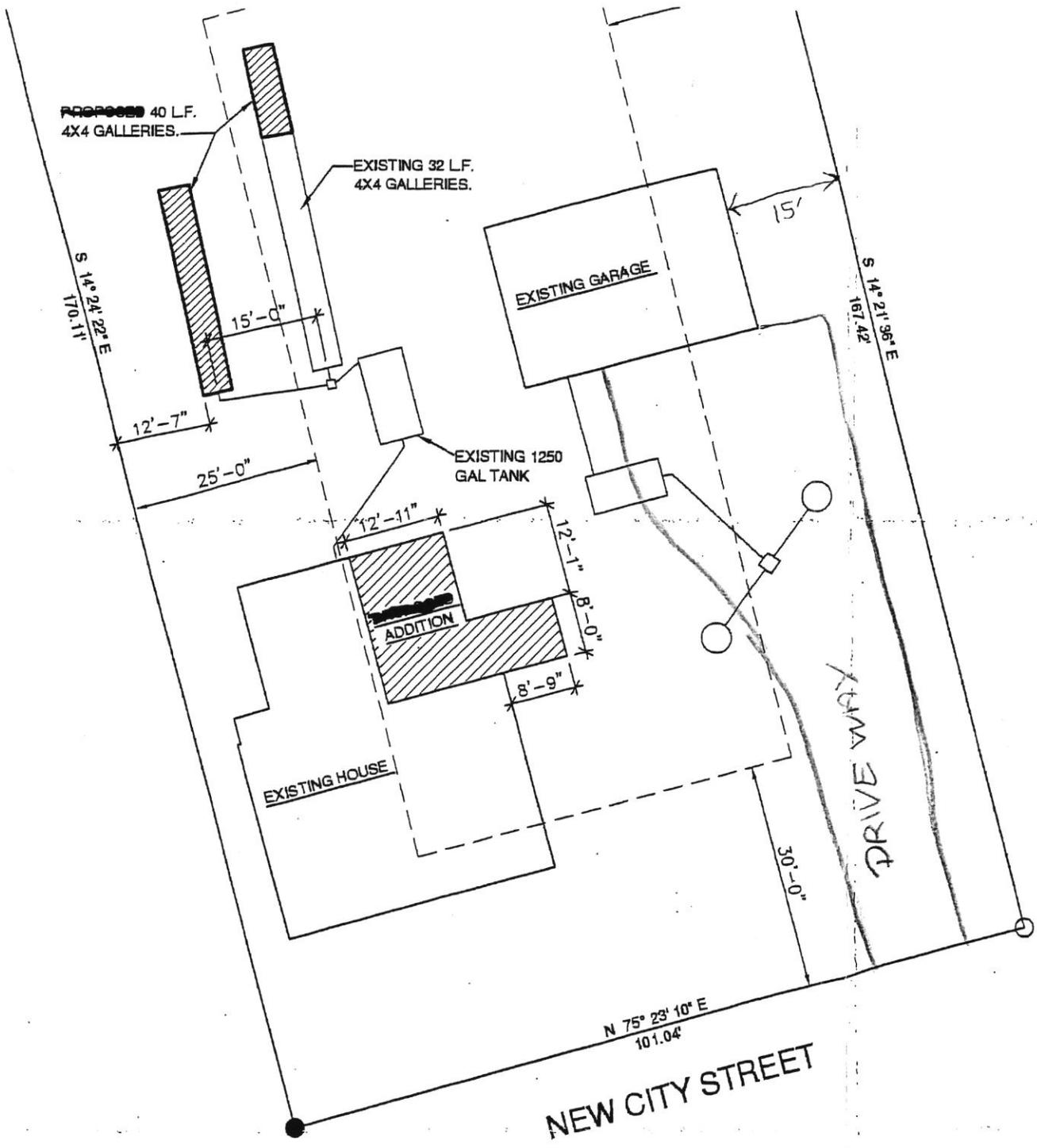
#2





CLOSET IN ENTRANCE HALL (ground level)
7' x 28" = 16.3 sq. ft.

DENHAM APARTMENT
PROPOSED KITCHEN
10-8-2020
SCALE: 1/4" = 1'-0"



.74 acre